Vita

Name: Samuel R. Staley Telephone:
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Tallahassee, FL 32304, USA

Education

The Ohio State University, Columbus, OH Ph.D. 1997
Public Administration (specializations: *public finance*, *urban planning*)
Dissertation: *Urban Planning, Uncertainty, and Economic Development: A Transaction-cost* Approach (Ann Arbor: UMI Dissertation Services, 1997)

George Mason University, Fairfax, VA, graduate economics 1988-90
Economics: doctoral level course work in macroeconomics, microeconomics, econometrics, public finance, public choice, international economic development, &Austrian Economics\

Wright State University, Dayton, OH M.S. 1987
Major: Social and Applied Economics
Internship Report (thesis): *Economic Development and Regional Growth: A Comprehensive Plan for Urbancrest, Ohio.*

Colby College, Waterville, ME B.A. 1984
Major: EconomicsPublic Policy

Awards and Honors

Sir Antony Fisher International Memorial Award, 1st place, awarded by the Atlas Economic Research Foundations of the U.S. and U.K. for *Drug Policy and the Decline of American Cities*, 1993.

Lynde & Harry Bradley Fellowship, Center for Study of Public Choice, George Mason University, 1989-90

Graduate Research Assistant, Center for Study of Public Choice, George Mason University, 1988-89

George S. Dively Fellowship, Wright State University, 1987

Distinction in the Major, Colby College, 1984

George F. Baker Scholar, Colby College, 198384

Lt. John Parker Holden II Award, Colby College, 1983

Employment

DeVoe L. Moore Center, Florida State University, Managing Director, August 2011 to present. Responsibilities include executive managing and supervising outreach, project development, fundraising and administration of an endowed, interdisciplinary research center in the College of Social Sciences and Public Policy. Faculty responsibilities include managing undergraduate

Certificate on Political Economy program, serving on theses and dissertation committees, and teaching advanced undergraduate and professional masters level courses in economic development, housing, land use, urban planning, and research methods.

Reason Foundation, Los Angeles, California. Senior Research Fellow (Aug 2011 to present); *Director*, China Mobility Project (2007 to present); Robert W. Galvin Fellow (2007 to Aug 2011); *Director,* Urban and Land Use Policy (Feb. 1, 2005 to Aug 2011); *Deputy Director*, Reason Public Policy Institute (March 1999-July 2002); *Director/Senior Policy Analyst*, Urban Futures Program (RPPI) (January 1997 to July 2002). Developed market-oriented urban policy program focusing principally on housing, urban development, land use, growth management, and transportation. Negotiated and managed contracts with researchers and government officials in the People's Republic of China, including projects in Chongqing, Chang'An University (Xi'an), and the Beijing Transportation Research Center. Authored nationally syndicated articles on urban planning, transportation, regional planning, urban sprawl, entrepreneurship, and other policy issues; developed network of market-oriented urban scholars and policy analysts. Responsibilities include extensive work with media of all kinds, one-on-one work with elected officials, and providing expert testimony to state legislatures and Congress. Policy work has also involved applied research in China and India.

IZS Consult (and independent research consultant), Principal, 1987 to present. Developed and supervised projects and grant proposals for research centers, think tanks, and local governments, and served in a compensated research capacity for clients including the Village of Port Chester, New York, GEM Public Services, Reason Foundation in Los Angeles, the Indiana Policy Review Foundation, and The Buckeye Institute in Columbus, Ohio. Also provided expert testimony in various legal cases covering annexation, impact fees, and eminent domain. Past projects include managing a telecommunications policy and land use policy programs for a state-based think tanks, principal investigative work on the economic impact of high speed rail in Ohio, expert testimony at trial on eminent domain and impact fees, evaluations of enterprise zones, regional transit authority, housing agency, regulatory policies, local planning system. Projects involved the use of a wide range of statistical techniques, including input/output analysis, community surveys, qualitative case study research and focus groups. Supervised research assistants; primary responsibility for developing solutions-oriented recommendations and presenting results to clients.

The Buckeye Institute for Public Policy Solutions, *Senior Research Fellow* (July 2004 to present; 1998-2002); *President* (May 2002-July 2004); *Interim President*, December 1999-April 2000); *Vice President for Research* (March 1994 to February 1998). *As president*: Responsible for all operations and divisions of the Institute, focusing primarily on fundraising, strategic planning, government relations. Institute revenues increased from $340,000 in 2001 to $545,000 in 2002 and $495,000 in 2003. Revenues were running 40% over previous year as of mid-July 2004 and the Institute's donor based was on track to double by the end of 2004. The institute received national recognition for its work on Medicaid reform and growth management during this period. *As Vice President for Research*: Primary responsibility for research and quality control for state-based think tank. Commissioned studies, developed methods for peer reviewing published work, authored studies, and developed and evaluated study methodologies. Coordinated resolution on State Economic Development Policy with five other state-based think tanks. Responsibilities included commissioning and monitoring work for op-eds as well as in-depth studies using original research, including Ohio's first comprehensive analysis of contracting activity in Ohio public schools. Provided expert testimony to state legislature on economic development, fiscal policy, and education reform to state legislature and city councils.

Adjunct Instructor, Department of Economics and Finance, University of Dayton, fall 2006 to

present. Courses: (MBA level) Cities, Business and the Global Economy; (undergraduate) urban and regional economics.

Instructor, Department of Economics, Wright State University, 1990 to March 1995 (full time); adjunct professor, 1995 to 2001. Full-time faculty, teaching four classes per trimester at the undergraduate and graduate levels in economics, specializing in urban and regional economic development; taught courses in urban and regional economics, economic history, money and banking, principles of microeconomics, general education and introduction to macroeconomics; designed new courses in ethnic entrepreneurship and economic liberties and civil rights. Responsible for securing two external grants and one internal university grant. Supervised graduate research assistants, 4 graduate interns on self-generated grant projects and supervised/advised 5 internship reports/masters theses.

President, Urban Policy Research Institute, Dayton, Ohio, 1989 to March 1994. Founder and CEO of think tank covering national and international urban policy issues. Oversaw publication of studies on urban revitalization, entrepreneurship, economic development, crime, enterprise zones, and education. Won 1993 Fisher Award from Atlas Economic Research Foundation of the U.S. and U.K. for sponsoring book that made the most important contribution to understanding the importance of a free economy. Gave testimony on economic development and educational choice in Ohio Senate, authored two books while President. Institute became The Buckeye Institute in March 1994.

Other Work Experience

- *Hill Manager, SugarCreek Ski Hills*, Bellbrook, Ohio, 198587. Responsible for managing hill maintenance, including chair lifts, snow grooming, snow making. Supervised over 100 inside and outside area personnel in daily operations covering all aspects of ski area management.
- *Assistant Director of Public Affairs*, Cato Institute, Washington, D.C., 198485. Coordinated and administered policy conferences and forums for nationally known think tank. Served as primary contact for media; organized media campaigns. Acted as interim director of public affairs until March 1985.
- *Research Technician*, State Planning Office, August, Maine, 1983, 1982 (full-time summer employment). Developed economic and demographic profiles of regions in Maine; designed, administered, and analyzed survey of public and private industrial parks in Maine to identify quantitative and qualitative performance indicators (research performed under the direct supervision of the State Economist).

Publications

BOOKS

Drug Policy and the Decline of American Cities. New Brunswick, NJ: Transaction Books, 1992 (with a foreward by Balitmore Mayor Kurt Schmoke).

Planning Rules and Urban Economic Performance: The Case of Hong Kong. Hong Kong: Chinese University Press/Hong Kong Centre for Economic Research, 1994. (published in Chinese and English)

Smarter Growth: Market-based Strategies for Land-use Planning in the 21st Century City.

Westport, CT: Greenwood Press, in press. (Co-edited with Randall Holcombe)

The Road More Traveled: Why the Congestion Crisis Matters More than You Think and What we Can do About It. Lanham, MD: Rowman & Littlefield, 2006. (co-authored with Ted Balaker)

Mobility First: A New Vision for Transportation in a Globally Competitive 21st Century. Lanham, MD: Rowman & Littlefield, November 2008. (co-authored with Adrian T. Moore, with a foreword by Robert C. Galvin)

Megacity Mobility: Meeting the Congestion Challenge in the World's Largest Cities, manuscript completed.

EDITED SYMPOSIA

Symposium on Urban Interventionism, Review of Austrian Economics, Vol. 17, Nos. 2/3 (2004). (Co-edited with Sanford Ikeda)

Special Issue on Transportation Policy, Indiana Policy Review (Summer 2006). (Co-edited with Geoffrey Segal).

CONFERENCES ORGANIZED

"The Future of the Center: Using the Market to Save the City," one-day national conference sponsored by Pepperdine University's Institute for Public Policy and Reason Public Policy Institute, Regal Biltmore Hotel, Los Angeles, California, November 11, 1999. (Co-chair with Joel Kotkin, Senior Fellow, Pepperdine University)

"Land Use Planning in the 21st Century," two-day conference sponsored by the DeVoe Moore Center at Florida State University, Tallahasee, Florida, March 3-4, 2000. (Co-chair with Randall Holcombe, Professor of Economics, Florida State University)

"Rightsizing Regional and Local Government," one-day symposium co-sponsored by the Civic Foundation, Economic Alliance of the San Fernando Valley, and Reason Public Policy Institute, Los Angeles, California, February 5, 2001.

"Market-Oriented Transit Reforms," one-day Critical Issues Forum hosted by the DeVoe L. Moore Center, Florida State University, funded by the Rockefeller Foundation, May 15, 2012.

ARTICLES

Academic and Peer-Reviewed Journals

(*indicates listed in Social Sciences Citation Index)

*Quality Competition and Public Service Provision: The Case of Public Education,

Constitutional Political Economy, vol. 6, no. 1 (1995), pp. 21-33. (coauthored with John P. Blair)

*Quality Competition and Public Schools: Further Evidence, *Economics of Education Review*, vol. 14, no. 2 (1995), pp. 193-98. (coauthored with John P. Blair)

*The Central-City Elasticity Hypothesis: A Critical Appraisal of Rusk's Theory of Urban Development, *Journal of the American Planning Association,* vol. 62, no. 3 (1996), pp. 345-53. (co-authored with John P. Blair and Zhongcai Zhang, second author).

Market-Oriented Planning: Principles and Tools for the 21st Century, *Planning and Markets,* vol. 1, no. 1 (September 1998), electronic journal http://www-pam.usc.edu. (co-authored with Lynn Scarlett)

The Myth of Farmland Loss and Market-Based Solutions to Farmland Preservation, *FORUM for Applied Research and Public Policy,* vol. 14, no. 3 (Fall 1999), pp. 29-34. (co-authored with Jefferson G. Edgens)

*Ballot-Box Zoning, Transactions Costs and Urban Growth, *Journal of the American Planning Association,* vol. 67, no. 1 (Winter 2001), pp. 25-37.

"Urban Planning, Smart Growth, and Economic Calculation: An Austrian Critique and Extension" *Review of Austrian Economics,* vol. 17, nos. 2/3 (2004), pp. 265-283.

*"Is the Future of Development Regulation Based in the Past? Toward a Market-Oriented, Innovation Friendly Framework," *Journal of Urban Planning and Development*, Vol. 131, no. 4 (December 2005), pp. 202-213. (co-authored with Eric Claeys; invited contribution to a special issue "Innovating regulations in Urban Planning and Development, edited by Eran-Ben Joseph)

"Sustainable Development in American Planning: A Critical Appraisal," *Town Planning Review*, vol. 77, no. 1 (2006), pp. 99-126. (Invited contribution)

"Institutional Considerations for Sustainable Development Policy Implementation: A US Case Study," *Property Management*, Vol. 24, No. 4 (June 2006), pp. 232-250. (Invited contribution)

*"Missing the Forest Through the Trees? A Comment on Reid Ewing and Fang Rong's 'Impact of Urban Form on U.S. Residential Energy Use'," *Housing Policy Debate*, vol. 19, no. 1 (2008), pp. 31-43.

*"The Role of VMT Reduction in Meeting Climate Change Policy Goals," *Transportation Research A*, vol. 44, no. 8 (October 2010), pp. 565-74. (Invited submission, co-authored with Adrian T. Moore and Robert F. Poole, Jr., second and corresponding author)

"The Role of Technology, Wealth, and Entrepreneurship in Sustainable Development," *Surveying and the Built Environment*, 2009, http://www.hkis.org.hk/ufiles/200912-Samual.swf. (Invited Submission)

"Should Urban Governments Consider an Extreme Makeover? Academic Perspectives on City-County Consolidation and Collaboration," under review. (co-authored with Dagney Faulk, Suzanne M. Leland, and D. Eric Schansberg, fourth author)

Other Academic, Professional and Policy Journals

Disequilibrium and Time in the Urban Economy: Reassessing the Contributions of Jane Jacobs to Development Theory, *Market Process,* vol. 7, No. 1 (Spring 1989): 1621.

Planning and Development in Hong Kong, *HKCER Letters,* no. 16 (September 1992), pp. 57.

Annexation is Not the Key to Urban Revitalization, *Indiana Policy Review,* vol. 6, No. 4 (Autumn 1995), pp. 2-6.

Planning and the Market: Rejoinder to Bristow, *Planning and Development,* vol. 12, no. 1 (1996), pp. 54-61.

Environmental Policy and Urban Revitalization: The Role of Lender Liability. *Capital University Law Review,* vol. 25, no. 1 (Fall 1996), pp. 51-75.

Saving the Mid-Size City: Principles for Sustainable Development, *Indiana Policy Review*, (May 1999).

To Market, To Market: Planning Hasn't Done So Badly in These Cities with Pro-business Mayors, *Planning,* vol. 65, no. 9 (September 1999), pp. 23-27

The Price of Managing Growth, *Urban Land,* vol. 59, no. 2 (February 2000), pp. 18-21, 22. (co-authored with Gerard C.S. Mildner)

"Ground Zero in Urban Decline," *Reason* (November 2001), pp. 43-48.

"Wrecking Property Rights: How Cities Use Eminent Domain to Seize Property for Private Developers," *Reason* (February 2003), http://www.reason.com/0302/fe.ss.wrecking.shtml

"Is Indiana Ready for Regional Planning?" *Indiana Policy Review*, vol. 15, no. 1 (Winter-Spring 2004), pp. 7-11.

"Eminent Domain and Private Property," *Indiana Policy Review*, vol. 16, no. 2 (Summer 2005), pp. 3-7.

"Your Property is Now on the Dock," *Indiana Policy Review*, vol. 16, no. 3 (Fall 2005), pp. 14-18.

"The Effects of City-County Consolidation of Local Government Services: A Survey of Academic Experts," *Indiana Policy Review* Vol. 17, No. 1 (Winter 2006), pp. 20-27. (co-authored with Suzanne M. Leland.

"The Rise and Fall of Indian Socialism," *Reason* magazine, vol. 28, no. 2 (June 2006), pp. 44-45.

"What We Can Learn From Australia, India, and Others," *Indiana Policy Review* (Summer 2006).

"Wrong Road: On Transportation, Some Folks Don't Stop Thinking About Yesterday," *National Review*, 15 December 2008, pp. 22-24.

"Slumdog Entrepreneurship: Entrepreneurship Holds Key for India's Slums," NewGeography.com, 6 April 2009, http://www.newgeography.com/content/00721-slumdog-entrepreneurship-entrepreneurship-holds-key-india%E2%80%99s-slums

"Naïve Statistics," *National Review*, 3 November 2009.

"Evidence-Based Pretense," *National Review*, 31 December 2009, pp. 24-25.

"Marginal Impacts: High Speed Rail Symbolizes Stunning Descent for National Transportation Policy," *National Review On-Line*, 8 February 2010, http://article.nationalreview.com/424239/marginal-impacts/samuel-r-staley

"The Not So Great Great Recession," *National Review On-Line*, 18 October 2010, http://www.nationalreview.com/articles/249996/not-so-great-great-recession-samuel-r-staley/

"Taxi Regulation and the Failures of Progressivism," *The Freeman*, Vol. 61, no. 1 (January/February 2012), http://www.thefreemanonline.org/features/taxi-regulation-and-the-failures-of-progressivism/

"The Progressive Roots of Zoning," *The Freeman*, vol. 62, no. 3 (April 2012), http://www.thefreemanonline.org/features/the-progressive-roots-of-zoning/

<u>*Other and General Circulation*</u>

Congress Examines Immigration, *The Times of the Americas*, August 28, 1985.

Inflation is Hard to Deal With: The Only Answer, Currency Reform, *The Times of the Americas*, September 25, 1985.

Women and the Market, *The Freeman* 37 (April 1987), pp. 143146.

Women Can Get Ahead Faster: Open a Business, *Newsday*, September 20, 1987.

Women and the Market, *The Sound Money Investor* (March 1988), pp. 134138.

Cities Are Learning: Revitalize or Else, *The World & I* vol. 4, No. 6 (June 1991), pp. 2028.

Bigger Is Not Better: The Virtues of Decentralized Local Government, *USA Today Magazine* (March 1993), pp. 1015.

Inner-City Revitalization: The Drug Trade Connection, *Creating Excellence in Government* 8 (Winter 1994), pp. 38-47.

Tax Incentives: Trends from the States, *Ohio Matters* (July/August 1997), pp. 2-3. (Publication of the Ohio Chamber of Commerce)

How Cities Put the Brakes on Taxicabs, *The Freeman* (March 1998), pp. 147-50.

Smart Growth, Markets and the Future of the City, *Michigan Forward* (November 2000), pp. 7-9. (Publication of the Michigan Chamber of Commerce)

Market-oriented Growth Management: Out of the Smart Growth Abyss, *Michigan Forward* (January 2001).

Planning for Michigan's Urban Future: Is the Coordinated Planning Act Steering the Right Course? *Michigan Forward* (October 2001).

"Why 'Smart Growth' Isn't Smart," *Consumers' Research* (January 2002), pp. 10-14. (co-authored with Leonard C. .Gilroy)

"Eminent Domain: Is there an alternative?" *Privatization Watch* vol. 29, no. 5 (2005), p. 2.

"Two Decades of Eminent Domain," *Privatization Watch* vol. 29, no. 5 (2005), pp. 9, 15.

"Refocusing Urban Redevelopment Policy," *Privatization Watch* vol. 29, no. 5 (2005), pp. 11, 15.

CONTRIBUTIONS TO OTHER WORKS

Tax Base Sharing: The Potential and Experience. In *Tax Base Sharing: An Evaluation of Its Use and Potential in the State of Ohio*, Columbus, Ohio: State and Local Government Commission, 1990, pp. 312. (Coauthored with Jack L. Dustin and William R. Dodge, second author)

Housing and Land. In *The Other Hong Kong Report: 1992*, ed. Joseph Y.S. Cheng and Paul C.K. Kwong, pp. 309350. Hong Kong: Chinese University Press, 1992. (Coauthored with Richard Y.C. Wong)

Women and the Market, in *Free to Try.* Irvington on Hudson, NY: Foundation for Economic Education, 1995.

Let's Hear it for the Suburbs. In *Growth in Arizona: The Machine in the Garden*, ed. John Stuart Hall, N. Joseph Cayer, and Nancy Welch, pp. 69-70. Arizona State University, Morrison Institute for Public Policy, October 1998.

Same Old, Same Old: American Drug Policy in the 1990s. In *Criminology: A Contemporary Handbook*, 3rd edition, ed. Joseph F. Sheley, pp. 543-559. Belmont, California: Wadsworth, 2000.

Reforming the Zoning Laws. In *A Guide to Smart Growth*, ed. Jane S. Shaw and Ronald D. Utt, pp. 61-75. Washington, D.C.: Heritage Foundation and The Political Economy Research Center, 2000.

A Response to Scott Bernstein's "Using the Hidden Assets of America's Communities and Regions to Ensure Sustainable Communities," In *The Future of Local Government in Michigan: Symposium Proceedings*, ed. Joe Ohren, pp. 220-223. Lansing, Michigan: Michigan Municipal League Foundation, 2000.

The Political Economy of Land Conversion on the Urban Fringe, in *Agriculture and the Environment: Searching for Greener Pastures*, ed. Terry L. Anderson and Bruce Yandle, pp. 65-80. Palo Alto, California: Hoover Institution Press, 2001.

Legends of the Sprawl, in *Competition or Compulsion: The Market Economy versus The New Social Engineering*, Vol. 28, Champions of Freedom Series, ed. Richard M. Ebeling, pp. 181-192 (Hillsdale, Michigan: Hillsdale College Press), 2001.

Introduction. In *Smarter Growth: Market-based Strategies for Land-use Planning in the 21st Century City*, ed. Randall G. Holcombe and Samuel R. Staley, pp. 1-12. Westport, CT: Greenwood Press, in press, 2001. (co-authored with Randall G. Holcombe)

"An Overview of U.S. Urbanization and Land-use Trends," In *Smarter Growth: Market-based Strategies for Land-use Planning in the 21st Century City*, ed. Randall G. Holcombe and Samuel R. Staley, pp. 13-26 (Westport, CT: Greenwood Press, 2001).

"Markets, Smart Growth, and the Limits of Policy," in *Smarter Growth: Market-based Strategies for Land-use Planning in the 21st Century City*, ed. Randall G. Holcombe and Samuel R. Staley, pp. 203-219 (Westport, CT: Greenwood Press, 2001).

"Policy Implications," In *Smarter Growth: Market-based Strategies for Land-use Planning in*

the 21st Century City, ed. Randall G. Holcombe and Samuel R. Staley, pp. 253-257 (Westport, CT: Greenwood Press, 2001).

"Zoning, Growth Management, and Taxation through Regulation," in *Politics, Taxation, and the Rule of Law: The Power to Tax in Constitutional Perspective*, eds. Donald P. Racheter and Richard D. Wagner. (Boston: Kluwer Academic Publishers, 2002).

Comment on "Does Growth Management Aid or Thwart the Provision of Affordable Housing," in *Growth Management and Affordable Housing: Doe They Conflict?*, ed. Anthony Downs, pp. 69-81 (Washington, D.C.: Brookings Institution, 2004).

"Urban Planning, Housing Affordability, and Land Use," in *Housing America: Building Out of the Crisis*, ed. Randall G. Holcombe and Benjamin Powell, pp. 11-32 (New Brunswick, NJ: Transaction Books), 2009.

"A New Life-Cycle Analysis Approach for Highway Project Evaluation Under Risk and Uncertainty," in *Transportation and Geography, Volume 2: Proceedings of the 14th HKSTS Internaonial Conference,* ed. Donggen WANG and Si-Ming LI, pp. 749-758 (Hong Kong Society of Transportation Studies, 2009), Coauthored with Zongzhi LI (First Author) and Sunil Madanu.

"The Proper Uses of Eminent Domain for Urban Redevelopment: Is Eminent Domain Necessary?" in *Property Wrongs: Eminent Domain and Regulatory Takings Re-Examined*, ed. Bruce L. Benson, pp. 27-54 (New York: Palgrave-Macmillan, 2010.

Foreword to *The Ideas of Ronald H. Coase: Market Failure and Planning By Contract For Sustainable Development*, by Lawrence W.C. Lai (London: Routledge, 2011, in press

POLICY ANALYSIS

Peer Reviewed Studies and Reports

Can Enterprise Zones Revitalize The Central City? An Ohio Case Study. Dayton, Ohio: Urban Policy Research Institute, February, 1991.

Bigger is Not Better: The Virtues of Decentralized Local Government. *Policy Analysis No. 166.* Washington, D.C.: Cato Institute, January, 1992.

Planning, Uncertainty, and Economic Development in Hong Kong: A Critical Evaluation of the Comprehensive Review of the Town Planning Ordinance. Hong Kong: Hong Kong Centre for Economic Research, The University of Hong Kong, October, 1992. (published in Chinese and English)

Rating the Policy Climate in Ohio Cities: A Ranking of Ohio's 19 Largest Cities Based on Taxes, Crime and Government Burden. Dayton, Ohio: The Buckeye Center for Public Policy Solutions, September, 1994. (Co-authored with Robert A. Lawson)

Public School Funding in Ohio: Is It Really That Unequal? Dayton, Ohio: The Buckeye Institute for Public Policy Solutions, August, 1995.

Competitive Contracting in Ohio Public Schools. Dayton, Ohio: The Buckeye Institute for

Public Policy Solutions, April, 1996. (Principal investigator/research supervisor)

Taxicab Regulation in Ohio's Largest Cities. Dayton, Ohio: The Buckeye Institute for Public Policy Solutions, September 1996. (Principal investigator/research supervisor)

Market-Oriented Planning: Principles and Tools. *Policy Study No. 236*. Los Angeles, California: Reason Public Policy Institute, November 1997. (co-authored with Lynn Scarlett)

Urban Sprawl and the Michigan Landscape. Midland, Michigan: Mackinac Center for Public Policy, October 1998.

The Sprawling of America: In Defense of the Dynamic City, *Policy Report No. 251*. Los Angeles, California: Reason Public Policy Institute, January 1999.

A Line in the Land: Urban Growth Boundaries and the Future of Growth Management, *Policy Study No. 263*. Los Angeles, California: Reason Public Policy Institute, October 1999. (co-authored with Jefferson G. Edgens and Gerard C.S. Mildner)

Urban-growth Boundaries and Housing Affordability: Lessons from Portland, *Policy Brief No. 11*. Los Angeles, California: Reason Public Policy Institute, October 1999. (co-authored with Gerard C.S. Mildner)

Growth Issues in Utah: Facts, Fallacies, and Recommendations for Quality Growth. Murray, Utah: The Sutherland Institute, October 1999. (co-authored with Daniel R. Simmons and Randy T. Simmons, third author)

If You Build It: Will They Ride? The Potential of Rail Transit in Ohio's Major Cities. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, October, 1999. (co-authored with James Damask and Richard Leonardi)

The "Vanishing Farmland" Myth and the Smart Growth Agenda, *Policy Brief No. 12*. Los Angeles, California: Reason Public Policy Institute, January 2000.

Giving a Leg Up to Bootstrap Entrepreneurship: Economic Opportunity in America's Cities. *Policy Study*. Los Angeles, Reason Public Policy Institute, January 2001. (co-authored with Howard Husock, David Bobb, Sterling Burnett, Laura Creasy, and Wade Hudson)

Smart Growth and Urban Sprawl in Ohio: Toward Quality Growth. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, October 2001.

Smart Growth, Housing Prices, and Housing Affordability: Evidence from Statewide Planning in Oregon, Washington, and Florida, *Policy Study No. 287*. Los Angeles: Reason Public Policy Institute, December 2001.

Education Empowerment Zones: Revitalizing Ohio's Cities Through Schools Choice. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, March 2003, co-authored with Joshua C. Hall, Matthew Hisrich, and Angus Barry.

Eminent Domain, Private Property, and Redevelopment: An Economic Development Analysis, *Policy Study No. 331*. Los Angeles: Reason Foundation, February 2005. (Co-authored with John P. Blair)

Using the Ohio Proficiency Test to Analyze the Academic Achievement of Charter School Students 2002-2004, *Policy Brief No. 3*. Columbus: The Buckeye Institute for Public Policy Solutions, November 14, 2005. (co-authored with Matthew Carr)

Statewide Growth Management and Housing Affordability in Florida, *Backgrounder*. Tallahassee, Florida: James Madison Institute, October 2007, co-authored with Leonard C. Gilroy and Sara Stedron

Missouri's Changing Transportation Paradigm, *Policy Study No. 14*. St. Louis, MO: Show Me Institute, February 2008, co-authored with David Stokes and Leonard C. Gilroy.

Housing Market Resilience and Affordability in Houston, Texas, *Policy Brief No. 77* (Los Angeles: Reason Foundation, February 2009.

Revitalizing Housing through Housing and Land Use Reform: The Case of Cleveland, *Policy Brief No. 91* (Los Angeles: Reason Foundation, March 2010)

Other Studies and Reports

Changing Course in America's Cities: Revitalization Through Entrepreneurship, *Urban Policy Research Perspective No. 1*. Dayton, Ohio: Urban Policy Research Institute, August, 1992.

Estimating the Fiscal Impact of School Vouchers: Flaws in the Other Estimates, *Independence Issue Paper No. 1892*. Denver, Col.: Independence Institute, October, 1992.

Medical Savings Accounts and Real World Health Care Economics in Ohio. Dayton, Ohio: The Buckeye Center for Public Policy Solutions, June, 1994. (Co-authored with Brad Smith)

Drogue: Un Autre Regard. Paris: L'Institut Euro '92, 1994. (trans: Drugs: Another View)

The Cost-Effectiveness of Rail-based Commuter Transportation. Claremont, Calif.: The Clarement Institute, September, 1994.

Children First: A Discussion Paper on School Finance and Education Reform in Ohio. Dayton, Ohio: The Buckeye Institute for Public Policy Solutions, November, 1997.

The Peril and Promise of Smart Growth: Is Ohio Ready for Regional Planning? *Public Policy Brief*. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, July 2004.

Should Electronic Slot Machines Fill the Budget Gap? An Assessment of Ohio Voter Attitudes, *Public Policy Brief*. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, November 2003.

New Directions for Fiscal Policy in Ohio: Citizen Attitudes Toward Spending and Taxation, *Public Policy Brief*. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, February 2004.

Five Steps to Fundamental Tax Reform, *Public Policy Brief*. Columbus, Ohio: The Buckeye Institute for Public Policy Solutions, February 2004. (Co-authored with Joshua C. Hall)

TECHNICAL AND CONSULTING REPORTS

(Principal investigator unless otherwise noted)

Attitudes Toward Community and Economic Development in Urbancrest, Ohio. Wilberforce, Ohio: Department of Political Science, Central State University, 1987.

The Economic Impact of the Miami Valley Regional Transit Authority Upon the Region. Dayton, Ohio: Center for Urban and Public Affairs, Wright State University, 1987. (Coauthored, with Dr. Mary Ellen Mazey)

Economic Development and Regional Growth: A Comprehensive Plan for Urbancrest, Ohio. Wilberforce, Ohio: Department of Political Science, Central State University, 1987.

Economic Development Study: Village of Cedarville, Ohio. Dayton, Ohio: Center for Urban and Public Affairs, Wright State University, 1988. (Coauthored, fourth author)

Enterprise Zones and Inner City Economic Development: An Analysis of Firms in the Dayton, Ohio Enterprise Zone Program. Dayton, Ohio: Center for Urban and Public Affairs, Wright State University, 1989.

An Overview of the Greater Miami Valley Region. Dayton, Ohio: Center for Urban and Public Affairs, Wright State University, 1989.

An Assessment of the Dayton, Ohio Enterprise Zone Program Through September 30, 1989. Dayton, Ohio: Center for Urban and Public Affairs, Wright State University, January, 1990.

An Assessment of Attitudes Among Real Estate Agents Concerning Northwest Montgomery County. Dayton, Ohio: Northwest Development Council, Fall, 1991.

Economic Development Action Plan: Clay Township. Dayton, Ohio: Department of Economics, Wright State University, November, 1993.

Economic Development Action Plan: Perry Township. Dayton, Ohio: Department of Economics, Wright State University, November, 1993.

The Effects of City-County Consolidation: A Survey of Academic Experts. Fort Wayne, Indiana: Indiana Policy Review Foundation. Report prepared under contract for the Marion County Consolidation Study Commission, Indiana General Assembly, November 16, 2005. (Project director and principal investigator)

The Effects of City-County Consolidation: A Review of the Recent Academic Literature. Fort Wayne, Indiana: Indiana Policy Review Foundation. Report prepared under contract for the Marion County Consolidation Study Commission, Indiana General Assembly, November 16, 2005. (Project director and principal investigator)

Ohio Hub Economic Impact Analysis. Report prepared for Ohio Rail Development Commission, September 20, 2007, under contract with GEM Public Services. (Co-Principal Investigator)

Recommendations for Taxicab for Taxicab Regulatory Reform. Prepared for Village of Port Chester, New York, February 20, 2009. (Principal Investigator)

Taxicab Fare Analysis. Prepared for Village of Port Chester, New York, March 15, 2010. (Principal Investigator)

Potential Impacts of an Expanded Taxi Fleet in Port Chester, New York, May 25, 2011. (Principal Investigator)

BOOK REVIEWS

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Selected Presentations and Speeches

INTERNATIONAL SPEECHES AND PRESENTATIONS

"Planning, Uncertainty and Economic Development in Hong Kong," **Hong Kong Center for Economic Research**, Hotel Furama, Hong Kong, November 6, 1992.
"Urban Decline as Public Policy: Urban Development as a Market Process," *Occasional Lecture Series* at the **Institute for Economic Affairs**, London, England, May 23, 1994. (Comment by Mark Pennington, London School of Economics)
"Le marché de la drogue et l'avenir des villes," **Institut Euro '92**, Paris, France, May 24 and 26, 1994. (Lecture given in French; trans: The Drug Trade and the Future of Cities)
"Urban Regeneration and Land Use in the U.S.: Lessons for Mumbai and the Global Cities," paper prepared and presented at the International Conference on Urban Renewal sponsored by the **Bombay Chamber of Commerce**, Bombay First, and the Mumbai Metropolitan Redevelopment Authority, Taj Mahal Hotel, Mumbai, India, May 24-26, 2005.
"Transportation, Mobility, and the Global Economy: Lessons from the U.S. Experience," presentation

given to the **China Academy of Transportation Sciences**, Beijing, China, May 8, 2007, (with Adrian Moore and Zongzhi Li).

"Transportation, Mobility and Air Quality in the 21st Century City," keynote presentation given at **Southwest Jiaotong University**, Chengdu, China, May 11, 2007, (with Adrian Moore and Zongzhi Li).

"Growth, Mobility, and the Implications for Urban Transportation Infrastructure and Finance," presentation given at **Shanghai Tongji University**, Shanghai, China, May 14, 2007, (with Adrian Moore and Zongzhi Li)

"Developing Infrastructure: Markets, Administrative Planning, and the Limits of Democracy," presentation given at policy conference "All Planned Out? The Worldwide Impact of the British Town and Country Planning System" sponsored by **Audacity.com**, London, England, May 18-19, 2007.

"Transportation Planning in US Megacities," presentation given for roundtable discussion at **Shanghai Tongji University**, November 21, 2008.

"The Role of Tunnels in Meeting 21st Century Urban Transportation Needs," **World Tunnel Congress**, Shanghai, China, 8-9 April 2010.

INVITED LECTURES/SPEECHES

"Drug Policy and the Decline of American Cities," **University Club**, Cleveland, Ohio, July 31, 1992. (Reported in Cleveland *Plain Dealer*.)

"Urban Development as a Market Process," **Charles G. Koch Summer Fellow Program**, Alpine Lake Resort, Terra Alta, West Virginia, August 5, 1992.

"Urban Decline as Public Policy," **Charles G. Koch Summer Fellow Program**, Alpine Lake Resort, Terra Alta, West Virginia, August 6, 1992.

"Drug Prohibition, Drug Legalization, and Violence in America's Cities," **College of Wooster**, Wooster, Ohio, October 1, 1992.

"Drugs, Urban Decay, and Economic Development," **Rochester Institute of Technology**, Rochester, New York, March 29, 1993.

"Urban Development as a Market Process," **Charles G. Koch Summer Fellow Program**, Alpine Lake Resort, Terra Alta, West Virginia, August 18, 1993.

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"Local Land-Use Issues: The Last Bastion of Central Planning Mentality?" Presentation at conference on "The Green Grassroots: Tackling Environmental Issues at the Local Level," sponsored by the **Pacific Research Institute and State Policy Network**, Dallas, Texas, November 15-16, 1996.

"The Future of Public Education in Ohio," presentation to the **OSBA/BASA/OASBO State Legislative Seminar**, Columbus, Ohio, April 9, 1997.

"Tax Incentives: A National Perspective," presentation to the **Ohio Chamber of Commerce** annual legislative conference, Columbus, Ohio, April 16, 1997.

"Education Reform in the Wake of *DeRolph*," Presentation at the Annual Conference of the **County Auditors' Association of Ohio**, Kings Island Conference Center, Kings Mills, Ohio, June 18,

1997. (Also given at the Ohio County Treasurers' Association annual meeting, Dublin, Ohio, November 19, 1997.)

"School Funding in the Wake of *DeRolph*: Implications for State Governments," **STAR Ohio Shareholders Conferenc**e, Columbus, Ohio, August 27, 1997.

"School Funding in the Wake of *DeRolph*: The Continuing Debate," presentation to **County Treasurers' Association of Ohio**, Dublin, Ohio, November 19, 1997.

"Tax Incentives and Local Economic Development," presentation to **Dayton Area Board of Realtors**, Dayton, Ohio, February 10, 1998.

"Urban Sprawl in Michigan: Problems and Solutions," Issues and Ideas Luncheon sponsored by the **Mackinac Center for Public Policy**, Lansing, Michigan, May 19, 1998.

"Suburbanization and Farmland Preservation in Ohio: Toward Market-Oriented Solutions," presentation before Policy Subcommittee of the **Ohio Farm Bureau**, Columbus, Ohio, September 21, 1998.

"Urban Sprawl," speech sponsored by the Knight Professorship and the Department of Geography and Earth Sciences, **University of North Carolina-Charlotte**, October 14, 1998.

"Fort Wayne: The City that Can Still Save Itself," presentation sponsored by **Indiana Policy Review Foundation**, Grand Fort Wayne Center, Fort Wayne, Indiana, December 10, 1998.

"How Smart is Smart Growth?" speech sponsored by the **Sensible Land Use Coalition Program**, Minneapolis, Minnesota, May 26, 1999.

"The Brawl Over Sprawl," speech sponsored by the **Georgia Public Policy Foundation**, Atlanta, Georgia, June 4, 1999.

"Urban Sprawl and the Michigan Landscape," speech sponsored by the **Michigan Township Association-Kalamazoo Chapter**, Kalamazoo, Michigan, June 23, 1999.

"Urban Sprawl and the Michigan Landscape: Market-oriented Approaches to Smart Growth," luncheon seminar sponsored by **Ottawa County Planning Commission**, Grand Haven, Michigan, February 8, 2000.

"Urban Sprawl and the Michigan Landscape," luncheon presentation to **Building Association of Southeast Michigan**, Clinton Township (northern Detroit), Michigan, February 23, 2000.

"Legends of the Sprawl: Does Urban Growth Require Restrictive Zoning?" speech sponsored by Center for Constructive Alternatives, **Hillsdale College** as apart of Ludwig Von Mises Lecture Series, Hillsdale, Michigan, March 8, 2000.

"How Smart is Smart Growth?" keynote luncheon speech given at the **Arizona Economic Forum**, Flagstaff, Arizona, June 16, 2000.

"Smart Growth and Local Control," keynote luncheon speech given at **Innovate 2001**, sponsored by the John Locke Foundation, Raleigh, North Carolina, January 13, 2001.

"Urban Growth, Smart Growth, and the Future of the American City," keynote speech for the Fourth Annual Greater **Fort Worth Builders Association** Municipal Night, Colonial Country Club, Fort Worth, February 22, 2001.

"Smart Growth Versus Free Markets: A False Choice?" luncheon speech delivered at *Issues and Ideas luncheon* sponsored by the **Mackinac Center for Public Policy**, Lansing, Michigan, May 7, 2001.

"Urban Sprawl, Smart Growth, and Free Markets: Implications for Ohio," keynote luncheon speech for **Columbus Rotary Club**, Columbus, Ohio, June 25, 2001.

"Market-based Approaches to Planning and Growth Management," luncheon speech given to the **Ohio**

Valley Development Council, Blue Ash, Ohio, July 10, 2001.

"Federal Environmental Regulations and Local Governance: Does Federalism Still Exist in Environmental Law?" presentation given to the Federalist Society for Law and Public Policy Studies, **Case Western Reserve University Law School**, Cleveland, Ohio, March 24, 2003.

"Improving Michigan Land Use Policy: Lessons from Other States," Issues & Ideas Luncheon sponsored by the **Mackinac Center for Public Policy**, Lansing, Michigan, May 22, 2003.

"The Negative Impact of a No-Growth Policy: Growth Control, Housing Affordability, and the Paradox of Local Politics," **Orange County Citizens Foundation**, Goshen, New York, January 29, 2004.

"Smart Growth," Justice Talking, **National Public Radio**, National Constitution Center, Philadelphia, Pennsylvania, debate nationally syndicated by National Public Radio, taped Tuesday, February 24, 2004.

"Are North Carolina Cities Sustainable?" keynote luncheon presentation given at "Innovation 2005 for Local Government" conference sponsored by the **John Locke Foundation**, Raleigh (February 16, 2005) and Charlotte (February 17, 2005).

"Relieving Congestion and Improving Mobility in American Cities: Pursuing the Road More Traveled," presentation to the "brown bag lunch" series sponsored by the DeVoe L. Moore Center, **Florida State University**, Tallahassee, Florida, November 3, 2005.

"Truth and Consequences: How Growth Controls Impact Urban Development and Housing Prices," keynote luncheon presentation given to **Coalition for Property Rights**, Orlando, Florida, September 7, 2006.

"The Environment vs. the Machine: Cities, Capitalism, and the Future of the World," presentation given to the Honors College, **Oakland University**, November 5, 2008.

"Practical Strategies for Reducing Congestion and Increasing Mobility in Chicago," presentation at the Union League of Chicago, 19 April 2012.

ACADEMIC, RESEARCH & POLICY CONFERENCES

"Differences in Firm Attitudes and the Implications for InnerCity Economic Development: A Case Study of Participants in the Dayton, Ohio Enterprise Zone Program," Paper presented at the 18th Annual Meeting of the **Urban Affairs Association**, March 912, 1988, St. Louis, MO.

"Economic Development and Public Policy in Northern MidSize Cities: Implications for the 1990s," Paper presented at the 19th Annual Meeting of the **Urban Affairs Association**, March 1518, 1989, Baltimore, MD.

"Tax Base Sharing and Interjurisdictional Competition: Potential and Prospects for the 1990's," paper presented at the 20th Annual Meeting of the **Urban Affairs Association**, April 1821, 1990, Charlotte, North Carolina.

"Environmental Policy and Urban Revitalization," paper presented at Symposium on Urban Policy, **Capital University Law School**, Columbus, Ohio, March 3, 1995.

"Are Sports Stadia Public Goods?" Organized and moderated panel on sports stadia and economic development for **Ohio Association of Economists and Political Scientists**, Annual Conference, Ohio Wesleyan University, Delaware, Ohio, October 12, 1996.

"Target Tax Policy and Economic Development in Ohio: A Critical Assessment," paper presented at the

Annual Conference of the **Ohio Association of Economics and Political Scientists**, Middleburg Heights, Ohio, October 18, 1997.

"Market-Oriented Planning: Paradigm for the 21st Century?," paper presented at the **Western Regional Science Association** Annual Meeting, Monterey, California, February 21, 1998.

"Critique of Regional Planning," presentation on market-oriented approaches to regional planning at **Western Regional Science Association** Annual Meeting, Ojai Valley Resort, Ojai, California, February 21, 1999.

"Urban and Land-use Trends in the 21st Century," presentation on *Land-use Planning in the 21st Century*, conference sponsored by the DeVoe Moore Center at **Florida State University**, Tallahassee, Florida, March 3-4, 2000.

"Markets, Smart Growth, and the Local Policymaking Process," paper presented at **Association of Private Enterprise Education** 25th Annual Conference, Las Vegas, Nevada, April 4, 2000.

"Markets, Institutions, and Public Policy in Sustainable Development," paper presented at the **Association of Private Enterprise Education**, Cancun, Mexico, April 11, 2007.

"Mitigating Urban Congestion Through Capacity Expansion," paper presented at the **World Conference on Transportation Research**, University of California-Berkeley, June 26, 2007.

"Sustainable Transportation Policy and the Centrality of Auto-Mobility," Cotter Debate Series, Goldfarb Center for Public Affairs, **Colby College**, Waterville, Maine, 9 October 2007.

"Takings for Economic Development: The Calculation Debate—Again," paper presented at the 77th Annual Meeting of the **Southern Economic Association**, New Orleans, Louisiana, 19 November 2007.

"Traffic Congestion and the Efficiency of Emergency Medical Services: Challenges and Solutions," presentation give to the University Transportation Center Advisory Board, **University of Alabama-Birmingham**, 4 December 2007.

"Limits and Liabilities of Smart Growth," presentation given to the **Davidson College** Summer in Washington Program, 10 July 2008.

"A New Life-Cycle Analysis Approach for Highway Project Evaluation Under Risk and Uncertainty," presented at the 14th Annual International Conference of the **Hong Kong Society of Transportation Studies**, Hong Kong, 11-12 December 2009.

"Is VMT Reduction Targets: Will This Strategy Get Desired Results?" **Transportation Research Board 2010 Annual Meeting**, Washington, DC, 12 January 2010.

"Meeting Mobility Needs in Megacities Using 3-D Transportation Planning: Concept and Applications," presented at the 15th Annual International Conference of the **Hong Kong Society of Transportation Studies,** Hong Kong, 11-14 December 2010.

"A Two Stage Optimization Model for Optimal Highway Tansportatino Investment Decision-Making," presented at the 15th Annual International Conference of the **Hong Kong Society of Transportation Studies,** Hong Kong, 11-14 December 2010.

"Public Private Partnerships for Highway Infrastructure: Lessons Learned from Problem Projects in the US," ," presented at the 16th Annual International Conference of the **Hong Kong Society of Transportation Studies,** Hong Kong, 13-16 December 2011.

"Implementing Sustainable Development at the Local Level: Governance, Institutions and the Effectiveness of Policy Implementation," Critical Issues Symposium on Local Benefits of

Sustainability, **Florida State University**, 23-25 February 2012.

"Disequilibrium, Market Process and the Dynamism of Cities: Jane Jacobs in an Austrian Context," presentation at 37th Annual Conference of the **Association of Private Enterprise Education**, Las Vegas, Nevada, 3 April 2012.

OTHER PROFESSIONAL POLICY CONFERENCES/SEMINARS

"Jane Jacobs: Toward a Market Process Theory of Urban Economic Growth," **Institute for Human Studies** Brown Bag Lunch, George Mason University March 29, 1989.

"Economic Development, Planning, and LandUse Policy: Toward a Reconstruction of First Principles," paper presented at the Center for the Study of Market Processes Seminar, **George Mason University**, February 6, 1990.

"Transaction Costs, Uncertainty, and Economic Growth: The Case of Hong Kong," presentation at Doctoral Research Colloquium, School of Public Policy and Management, **Ohio State University**, November 20, 1992.

"Freedom, Human Progress, and the City," participant in **Liberty Fund Conference**, Santa Barbara, California, December 11-13, 1997.

"Urban Sprawl and the States: Implications for Property Rights," Panel presentation at the 2nd Annual **Defenders of Property Rights** Conference, Arlington, Virginia, June 11, 1998.

"Toward a Solution: Dynamic and Market-Oriented Planning Principles," presentation at **Independence Institute** conference on "Colorado Growth: Dynamic Strategies for Coping with Suburban Development," Keystone Resort & Conference Center, Keystone, Colorado, August 14-15, 1998.

"Urban Sprawl and the States: A Market-Oriented Approach," panel presentation at **State Policy Network's** Sixth Annual Meeting, Atlanta, Georgia, September 18, 1998.

"Problems with Late Twentieth-Century Cities," panel presentation on urban sprawl at national public policy "Livable Cities Conference" sponsored by the **Heritage Foundation**, Manhattan Institute for Policy Research, and State Policy Network, Washington, D.C., December 1-2, 1998.

"The Political Economy of Land Development on the Urban Fringe," paper presented at *1999 White Paper Conference on Freeing Up Agricultural Land*, sponsored by the **Political Economy Research Center**, Hoover Institution, Stanford University, Stanford, California, April 10-11, 1999.

"The Costs of Sprawl—A Critique of the Critics," presentation at conference on *Growth Management and Sprawl: Who Wins and Who Loses*, sponsored by the Leadership Forum on the President's Council on Sustainable Development, by the Wirth Chair at the Institute for Policy Implementation, **University of Colorado-Denver**, Denver, Colorado, April 18-19, 1999.

Moderator of Smart Growth panel at conference on *Democratizing Environmental Policy: Setting the Agenda* sponsored by the **National Environmental Policy Institute**, Washington, D.C., April 28-29, 1999.

"The Big Picture: Growth or Sprawl, Who Ought to Decide?" presentation at conference on *Who Decides How Regional Growth and Development Will Occur?* Sponsored by the **American Bar Association Standing Committee on Environmental Law**, 28th National Spring Conference on the Environment, William F. Bolger Center for Leadership Development, Potomac, Maryland,

June 4-5, 1999.

"Insuring Sustainable Local Communities" comment on paper by Scott Burnstein, Center for Neighborhood Technology at conference on *The Future of Local Government in Michigan*, sponsored by the **Michigan Municipal League Foundation**, Midland, Michigan, June 23-25, 1999.

"Farmland Preservation," panel discussant at workshop sponsored by **Miami Valley Leadership Program**, Clark County Agricultural Center, Springfield, Ohio, August 19, 1999.

"Urban Sprawl Uncovered," presentation at conference on *Can Cities Control Their Destiny?* Sponsored by the **Federal Reserve Bank of Dallas**, San Antonio Branch, San Antonio, Texas, August 20, 1999.

"The Brawl over Sprawl," debate with Bruce Katz of the Brookings Institution at **Rail-volution '99**, Dallas, Texas, September 27, 1999.

"Smart Growth and Housing," plenary panel presentation at *Crossing the Line: National Leadership Forum on Regional Strategies*, a national conference sponsored by the **Partnership for Livable Communities**, Memphis, Tennessee, October 19, 1999.

"Sprawl—Two Recent Studies," plenary panel presentation at *Urban and Rural Sprawl*, a four-state regional conference sponsored by the **Wisconsin Chapter of the American Planning Association**, Madison, Wisconsin, October 21, 1999.

"Donors and the Debate over Sprawl," panel presentation at *A Century of Giving: What Lessons Have We Learned?* annual conference of the **Philanthropy Roundtable**, Naples, Florida, October 30, 1999.

"Dynamics of Sprawl, Growth, and Development," panel presentation at *Growing Pains: Making Sense of Sprawl*, Hubert Humphrey Institute Policy Forum, **University of Minnesota**, Minneapolis, Minnesota, November 17, 1999.

"Is Smart Growth Smart?" panel presentation at *Innovate '99*, a statewide policy conference sponsored by the **John Locke Foundation**, Raleigh, North Carolina, December 4, 1999.

"Townships and Suburbs in the 21st Century," presentation at 27th Annual MTA Educational Conference, **Michigan Townships Association**, Lansing Center, January 18, 2000, Lansing, Michigan.

"Revitalizing Cities and the Impact on Townships," presentation at 27th Annual MTA Educational Conference, **Michigan Townships Association**, Lansing Center, January 18, 2000, Lansing, Michigan.

"The Farmland Myth," presentation given at "Building the Future" Smart Growth conference sponsored by the **Michigan Smart Growth Coalition**, Troy, Michigan, April 14, 2000.

"Free Market Strategies" presentation at "Where We Live," a national conference on urban sprawl and Smart Growth sponsored by **The Heartland Institute** in Chicago, Illionis, April 26, 2000.

"Urban Growth and Subdivision Regulation Issues," general conference panel discussion with David Rusk at annual Education & Policy Conference sponsored by the **Texas Conference of Urban Counties**, San Antonio, Texas, April 27, 2000.

"Flexgrowth: An Alternative to Smart Growth," presentation given at 43rd Annual **North Carolina Planning Conference**, Raleigh North Carolina, May 18, 2000.

"Suburban Growth: Past and Future," panel presentation given at national journalism conference on "Sprawl and Smart Growth: An Exploration" sponsored by the **Political Economic Research Center**, Big Sky, Montana, June 8-11, 2000.

"The Concepts of Smart Growth," panel presentation given at national conference on "Smart Development Strategies for Economic Growth" sponsored by the **Council on Urban Economic Development**, Portland, Oregon, June 19, 2000.

Moderated Smart Growth panel at **State Policy Network**, western regional meeting, Menlo Park, California, July 22, 2000.

"Smart Growth, Markets, and the Future of the City," panel presentation given at Annual Meeting of the **American Legislative Exchange Council**, San Diego, California, July 26, 2000.

"An Economic Perspective on Smart Growth," panel presentation given at national conference on "Smart Growth and the Law," Center on Sustainability and Regional Growth, **George Washington University Law School**, Washington, D.C., September 21, 2000.

"Flex Growth: Markets and Planning in the 21st Century," presentation given at Lovable Communities Conference, **North Carolina/South Carolina Chapters of the American Planning Association**, Charleston, South Carolina, October 19, 2000

"New Urbanism, Growth Strategies, and the Marketplace: Lessons from Portland, Oregon," panel presentation given at conference on "California Housing Policy in the Digital Age," sponsored by the Davenport Institute of Public Policy, School of Public Policy, **Pepperdine University**, San Francisco, California, October 26, 2000.

"The American Community in the New Millennium," panel presentation at symposium on "Planning for the Future," **AICP Millennium Symposium**, National Press Club, Washington, D.C., December 1, 2000.

"The Truth About Sprawl—Ohio Land-use Issues," presentation at the 18th Annual Winter Conference of the **Ohio Contractors Association**, Columbus, Ohio, December 4, 2000.

"The Role of Farmland in Smart Growth," panel presentation given at Third Segoe Debate on Smart Growth, College of Design, Architecture, Art, and Planning, **University of Cincinnati**, Cincinnati, Ohio, January 25, 2001.

"Expanding Economic Opportunity in Boston," presentation at Breakfast Forum sponsored by the **Pioneer Institute for Public Policy Research**, Boston, Massachusetts, March 1, 2001.

"How Contrarians View Sprawl," panel sponsored by *Planning* magazine at Annual Planning Conference sponsored by the **American Planning Association**, New Orleans, Louisiana, March 12, 2001.

"Market-based Approaches to Planning and Growth Management," workshop sponsored by the **Northern Kentucky Homebuilders and Northern Kentucky Chamber of Commerce**, Fort Mitchell, Kentucky, June 28, 2001.

"Protecting Open Space Without Coercion," panel presentation for national conference on **Preserving the American Dream**, Washington, D.C., February 24, 2003.

"Land Use, Property Rights, and Environment Forum: Growth Management and Housing Affordability", panel presentation at the 2003 Midyear Legislative Meeting of the **National Association of Realtors**, Washington, D.C., March 13, 2003.

"Where We've Been, Where We're Going: Market-Based Smart Growth for Midwestern States," presentation presented at the **Indiana Planning Association** Annual Conference, Fort Wayne, Indiana, September 19, 2003.

"Does A Market-Based Economy Threaten the Future of Downtowns?" panel presentation made for the **International Downtown Association** Annual Conference, Cleveland, Ohio, October 1, 2003.

"Residential Development's Role in the Dream of Economic Opportunity," panel presentation made for

the Preserving the American Dream Conference sponsored by the **Community Growth Institute**, Cincinnati, Ohio, November 17, 2003.

"Smart Growth, New Urbanism, and the Defense of Property Rights," paper presented at the conference "Defending the Constitution: Property Rights and the New Regulation" sponsored by the **Claremont Institute**, Newport Beach, California, September 17-18, 2004.

"Is Eminent Domain and Effective Development Strategy," panel presentation given at the conference "Eminent Domain, Urban Renewal and the Constitution—Legal and Policy Perspectives," sponsored by the Center for Business Law and Regulation and the Federal Society Environmental Law and Property Rights Practice Group, **Case Western Reserve University School of Law**, February 4, 2005.

"The Power of Eminent Domain, Community Redevelopment and Sensitivity to Property Rights," presentation to the annual meeting of the **International Rights of Way Association**, Ohio Chapter, Hilliard, Ohio, March 14, 2006.

"Eminent Domain," panel discussion at the spring quarterly meeting of the **Ohio Conference of Community Development**, Columbus, Ohio, April 26, 2006.

"Eminent Domain, Urban Redevelopment and Libertarian Principles: Consistency or Conflict?" keynote luncheon presentation given at the annual convention of the **Indiana Libertarian Party**, Indianapolis, Indiana, April 29, 2006.

"Summit on New Suburbanism," invited participant in a conference on the future of American suburbs sponsored by **The Planning Center**, Ontario, California, May 16-17,2006.

"Neighborhood Associations and Liberty," participant in an invitation only colloquium sponsored by the **Liberty Fund**, Cleveland, Ohio, May 18-20, 2006.

"Local Transportation Planning: Going From Trusses to Circuit Boards," panel presentation to the **Preserving the American Dream Conference**, Atlanta, Georgia, September 16, 2006.

"Deregulating Land Use: A Practical Property Rights Approach," panel presentation to the **Preserving the American Dream Conference**, Atlanta, Georgia, September 16, 2006.

"Big Ideas in Transportation: We CAN Build Our Way Out of Congestion," panel presentation at **International Bridge, Tunnel & Turnpike Association**, Transportation Finance Summit, Washington, D.C., December 3, 2006.

"Mobility and Land Use in the Capital Area: Critical Issues for Austin and Central Texas," keynote presentation to **Capital Area Transportation Alliance and Real Estate Council of Austin**, Austin, Texas, 24 October 2007.

"Meeting Minnesota's Transportation Challenges Through Public Private Partnerships," presentation to the 114th Meeting of the **Transportation Alliance of Minnesota**, Rochester, Minnesota, 2 November 2007.

"Breaking Through: Practical Ways to Reduce Congestion in Southern California," panel presentation to 6th Annual Southern California Transportation Summit, **Mobility 21**, 6 November 2007.

"Public Private Partnerships: Their Limits and Potential for the Private Provision of Transportation Services," panel presentation to the **Preserving the American Dream Coalition**, San Jose, California, 12 November 2007.

"Land use and transportation in Charlottesville," presentation to the Economic Opportunity

Luncheon, **Free Enterprise Forum**, 17 April 2008.

"Relief from Gridlock: Setting 21st Century Priorities for Surface Transportation," presentation to the **Cato Institute Policy Forum**, Washington, DC, 27 May 2008.

"Economic Consequences of Urban Congestion," presentation give to the **American Dream Coalition** conference, Houston, Texas, 16 May 2008.

"Alternative Funding for Transportation," keynote speech given to the Annual Meeting of the **Waukesha County Action Network**, Waukesha, Wisconsin, 24 June 2008.

"In Search of the 'Transit' in Transit-Oriented Development," presentation to the Partnerships in Transit workshop sponsored by the **Federal Transit Administration and the National Council on Public Private Partnerships**, Philadelphia, PA, 18 September 2008.

"Zoning and Planning in the 21st Century City: The Case of Houston," presentation given at the "All Planned Out" conference sponsored by **Houstonians for Responsible Growth**, Houston, Texas, 21 October 2009.

"The Future of Transportation Reauthorization," **National Journal Policy Luncheon**, Washington, DC, 17 November 2009.

"Conservatives and Public Transit," Webinar sponsored by **Transportation 4 America**, 7 December 2009.

Transportation Reauthorization Roundtable, sponsored by the **American Society of Civil Engineers**, Washington, DC, 19 January 2010.

"Mobility First: Is Auto Centrism Bad for America?" **AAA of Northern Virginia**, Reston, Virginia, 16 April 2010.

"Mobility in an Era of Climate Change," **ITS America 20th Annual Conference**, Houston, Texas, 4 May 2010.

"Economic and Productivity Impacts of Congestion," **American Highway Users Alliance Annual Meeting**, Washington, D.C., 23 May 2010.

LEGISLATIVE TESTIMONY

"The Role of Enterprise Zones in Revitalizing Ohio's Innercities," testimony presented to the **Ohio Senate Committee on Economic Development, Technology and Aerospace**, Columbus, Ohio, December 15, 1992.

"The Role of Competition in Public Education Reform," written and oral testimony presented to the **Ohio Senate Committee on Education, Retirement and Aging**, Columbus, Ohio, February 1, 1994.

"The Cost Effectiveness of Rail-based Commuter Transportation," written and oral testimony presented to the **Committee on Environmental Affairs**, Cincinnati City Council, September 7, 1994.

Written and oral testimony on the Balanced Budget Amendment to the U.S. Constitution presented to the **Ohio House of Representatives**, State Government Committee, February 8, 1995.

Written testimony on the Ohio Scholarship Plan presented to the **Ohio House Education Committee**,

Columbus, Ohio, March 14, 1995

Written and oral testimony on the Ohio Scholarship Plan presented to the **Ohio Senate Education Committee**, Columbus, Ohio, March 21, 1995.

Written and oral testimony on State Unfunded Mandates presented to the **Ohio Senate Ways & Means Committee**, Columbus, Ohio, March 27, 1995.

Written and oral testimony on Business Development Incentives and Tax Abatement Programs, **Ohio Senate Finance Committee**, May 16, 1995.

Written and oral testimony on Managed Competition to the **Cincinnati City Council**, Committee on Labor and Finance, Cincinnati, Ohio, October 2, 1995.

Written and oral testimony on the Economic Impact of Sports Stadiums on state economic development, **Ohio Senate Committee on Economic Development, Technology and Aerospace**, March 12, 1996.

"Competitive Bidding and Market-based Approaches to Education Reform in Ohio's Large Urban Districts," written and oral testimony presented to the **Ohio House Education Committee**, Columbus, Ohio, April 23, 1996.

"The Fiscal Impact of Charter Schools on the Cincinnati Public Schools," written and oral testimony presented to **Cincinnati City Council**, May 6, 1996.

Oral testimony on school spending and educational outcomes presented to the **Ohio House Education Committee,** Sub-Committee on Urban Schools Initiatives, Dayton, Ohio, October 7, 1996.

"School Funding and Educational Opportunity in Ohio," written and oral testimony presented to the **U.S. House of Representatives**, Committee on Education and the Workforce, Subcommittee on Oversight and Investigations, Cincinnati, Ohio, May 27, 1997.

"Fiscal and Accountability Impacts of School Finance Reform in Ohio," written and oral testimony presented to the **Ohio House Finance and Appropriations Committee**, Columbus, Ohio, July 16, 1997.

Written and oral testimony presented to **U.S. Senate Committee on Finance**, Subcommittee on Taxation and IRS Oversight, 215 Dirksen Senate Office Building, Washington, D.C., July 25, 2000

"Urban Sprawl, Land Markets, and Market-oriented Approaches to Growth Management in Michigan," oral and written testimony presented to the **Joint Hearing of the House Committee on Land Use and Environment and Committee on Local Government and Urban Policy**, Lansing, Michigan, May 8, 2001.

"The Importance of School Choice and Educational Alternatives For Furthering School Reform in Ohio," written and oral testimony before the **Ohio House Education Committee, Subcommittee on Alternative Education,** Columbus, Ohio, April 21, 2005.

"Eminent Domain and Economic Development in Indiana," oral and written remarks before the **Interim Study Commission on Eminent Domain**, Indiana General Assembly, Indianapolis, Indiana, August 10, 2005.

Oral testimony provided on the benefits and costs of consolidating local government give to the **Marion County Consolidation Study Commission**, Indiana General Assembly, Indianapolis, Indiana, August 10, 2005.

Presentation of commissioned reports on the effects of city-county consolidation to **Marion County Consolidation Study Commission**, Indiana General Assembly, Indianapolis, Indiana, November 16, 2005.

"Urban Homestead Zones May Help Revitalize City Centers," written and oral testimony given to Ohio House of Representatives **Committee on Economic Development and Environment**, Columbus, Ohio, February 1, 2006.

"Mass Transit's Role and Potential for Providing Mobility in Indiana," written and oral testimony given to the Joint Study Committee on Mass Transit and Transportation, **Indiana General Assembly**, Indianapolis, 10 October 2007.

"The Future Federal Role for Surface Transportation," written and oral testimony given to the U.S. Senate, **Environment and Public Works Committee**, Washington, D.C., 25 June 2008

"Energy Reduction and Environmental Sustainability in Surface Transportation," written and oral testimony given to the U.S. House Committee on Transportation and Infrastructure **Subcommittee on Highways and Transit**, Washington, D.C., 27 January 2009.

"National Infrastructure Bank Can Provide Important Benefits if Mission and Scope are Defined Narrowly," written and oral testimony given to the **Subcommittee on Select Revenue Measures**, U.S. House Committee on Ways and Means, Washington, D.C., 13 May 2010.

LEGAL TESTIMONY

Volunteers of Aboite vs. City of Fort Wayne, July 22, 1999.
Provided expert testimony for plaintiffs at trial on fiscal planning for plaintiffs in unincorporated Aboite Township contesting annexation procedures in Fort Wayne, Indiana. (Ruling in favor of plaintiffs.)

The Waste, Inc. Cost Recovery Group, et al., v. Allis-Chalmers Corp., et al.
Practical Economic and Policy Consequences of Expanding the Law of Corporate Succession, written testimony provided for defendant Waste Management Inc. prepared with Adrian Moore and Lynn Scarlett. (Settled out of court.)

City of Mesa v. Bailey, February 2002
Written expert testimony and testimony at trial on the use of eminent domain to promote redevelopment in downtown Mesa, Arizona. The key issues revolved around public purpose, public use, and public benefit of condemning private property (Bailey's Brake Service) and transferring the property to another private property owner (Lenhart's ACE Hardware). (Ruling in favor of plaintiffs)

Building Industry Association of Central Ohio, et al., v. City of Pickerington, Ohio,
Written expert testimony for the plaintiffs on the reasonableness of a building moratorium and initiative-based growth management ordinance. (Settled out of court)

Citizens for a Better Lawnside, Inc. v. Mark K. Bryant et al.,
Retained as an expert witness for the plaintiffs on planning, determination of blight and economic

development in New Jersey. Work includes writing report, deposition, and testimony at trial.

OTHER FORUMS PRESENTATIONS

"Drug Prohibition: An Economic War on Our Innercities," presentation at the Ohio Libertarian Party Convention, Columbus, Ohio, August 27, 1991.
"Revitalizing the Central City: Smaller May be Better in the Economic Development Game," speech made to the Northwest Ohio Libertarian Party, Toledo, Ohio, November 9, 1991. (Reported in *Toledo Blade*.)
"Fiscal Impact of Choice in Colorado," presentation given at Educational Choice Workshop, Alcazar Hotel, Cleveland Heights, Ohio, October 1, 1992.
"Strategic Planning and Economic Development," Ashland Chamber of Commerce, Ashland, Ohio, August 17, 1993.
"Educating Tomorrow's Workforce and the Taxes that Go With It," Panel presentation on school funding and student achievement, National Federal of Independent Businesses/Ohio Chapter, Annual Small Business Day in the Capital conference, May 9, 1995, Columbus, Ohio.
"Annexation and Urban Economic Development," panel discussant on forum on *Cities Without Suburbs*, Lincoln Theater, Fort Wayne, Indiana, September 22, 1995.
"Is Losing Farmland and Open Space to the Growth of new Communities a Bad Thing?" Panel presentation to Booth Newspapers Annual Editorial Conference, Lansing, Michigan, May 19, 1998.
"1998 Forecast Forum," panel discussant on the Dayton economy in 1999 sponsored by the Dayton *Business News*, Dayton, Ohio, October 22, 1998.

Peer Review/Referee Services

Urban Studies (International)
Construction Economics and Management (International)
Town Planning Review (U.K.)
Property Management (U.K.)
Journal of the American Planning Association
Housing Policy Debate/Fannie Mae Foundation
Landscape and Urban Planning
Journal of Policy Analysis and Management
Economic Development Quarterly
Urban Affairs Review
Review of Austrian Economics
Heartland Institute (Chicago)
Pioneer Institute for Public Policy Research (Boston)
Mackinac Center for Public Policy (Michigan)

Pacific Research Institute (San Francisco)
The Heritage Foundation
Diehl Family Foundation
Donner Foundation
JM Foundation

Community Service and Outreach

Member, Board of Directors, Bicycle House Tallahassee, October 2011 to present.
Chair and member, Board of Directors, Montana Policy Institute, 2005 to present.
President, American Dream Coalition, 2010 to present.
Member, Bellbrook-SugarCreek Township Merger Study Commission, 6/2009 to 7/2010.
Chair and Member, *Planning Board*, City of Bellbrook, 2/1/95 to 12/31/04.
Vice Chair and Member, Master Plan Committee, Sugar Creek-Bellbrook Park District, 5/1/02 to Fall 2003.
Vice President, Secretary, and Trustee, *Board of Trustees*, The Buckeye Institute for Public Policy Solutions, 1994 to 7/26/04.
Member, *Board of Trustees*, The Miami Valley School, Dayton, Ohio, 1/95 to 3/99; 2002-2008. Committees: Strategic Planning, Admissions & Retention
Member, *Board of Zoning Appeals & Property Review*, City of Bellbrook, 1/94 to 1/31/95.
Board of Community Contributors, *Dayton Daily News*, 3/99 to 3/00.
Judge, "40 Under 40," sponsored by Dayton *Business News*, 1998, 1999, 2000.
Member, Steering Committee, *Summit on African-American Economic Development*, Wright State University, Dayton, Ohio, 1996-97.
Chair, *Charter Review Commission*, City of Bellbrook, 3/92 to 5/93.
Member, *Economic Development Steering Committee*, Downtown Dayton Partnership, 12/92 to 4/93.
Secretary, *Department of Economics*, Wright State University, 9/92 to 9/94.
Advisor, *Economics Club*, Wright State University, 9/90 to 6/91.
Assistant Debate Coach, Banneker High School, Washington, D.C., 1984-85.
Senior Patroller, *National Ski Patrol*, SugarCreek Ski Hills, Bellbrook, Ohio, 1980-81.
Basic Patroller, *National Ski Patrol*, SugarCreek Ski Hills, Bellbrook, Ohio, 1979-80.
Junior Ski Patroller, *National Ski Patrol*, SugarCreek Ski Hills, Bellbrook, Ohio, 1977-1978

Additional appearances before organizations such as rotary/optimist clubs, development groups and local governments; interviews on national and regional TV and talk radio shows throughout the nation.

Professional Association Memberships

American Economic Association (1985-2001)
Urban Affairs Association (since 1987-2002)
American Planning Association (since 1993)
Ohio Association of Economists and Political Scientists (since 1996-2000)
Public Choice Society (1990-1996)
Association of Private Enterprise Education (2006-present)
Southern Economic Association (2006-present)

Courses Taught

At Florida State University (current)
ECP 3617: Economics of Housing, Land Use and Government Regulation
ECP 4618: Research Methods in Housing, Land Use and Mortgage Markets
URP 5540: State and Local Economic Development
URP 5936/4936: Consequences of Planning

At University of Dayton
MBA 649: *Cities, Business, and the Global Economy*
EC 485: *Urban and Regional Economics*

At Wright State University
State and Local Public Finance (graduate and undergraduate); *Regional Economic Growth and Change; Ethnic Entrepreneurship and Urban Economic Development* (special topics); *Economic Liberties and the Civil Rights Movement* (special topics); *Graduate Survey of Macroeconomics*; *Graduate Survey of Microeconomics*; *World Economic History; Money and Banking*; *Principles of Microeconomics*; *Introduction to Economics* (first course in 3-course sequence on principles of economics); *Introduction to Economic Life* (undergraduate, general education)

Areas of Expertise

Urban and regional economic development and policy
Land-use and urban planning, growth management, Smart Growth
Transportation policy
Education finance and policy
Comparative urban development
State and local public finance
Entrepreneurship and public policy

Public budgeting and finance

11/29/12